

Forge Road
Ayr, KA8

Offers over £130,000



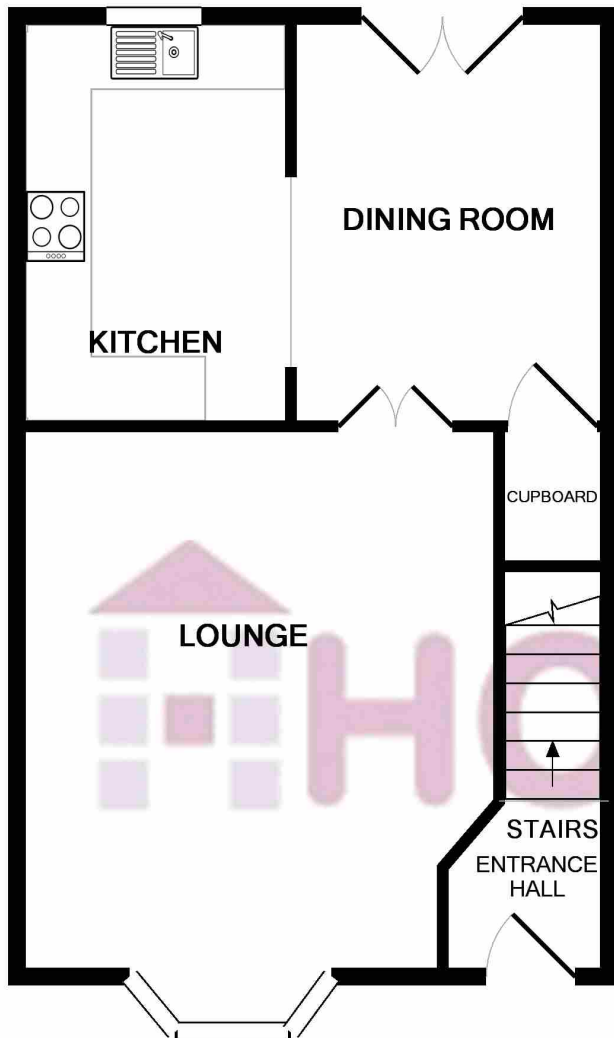
****CLOSING DATE FOR OFFERS TUESDAY 30TH OCTOBER 2018 AT 4PM**** An immaculately presented 3 bedroom semi villa in a popular area lounge, kitchen, dining room, 3 bedrooms and bathroom.

Front and large rear garden, off street parking, GCH & DG.

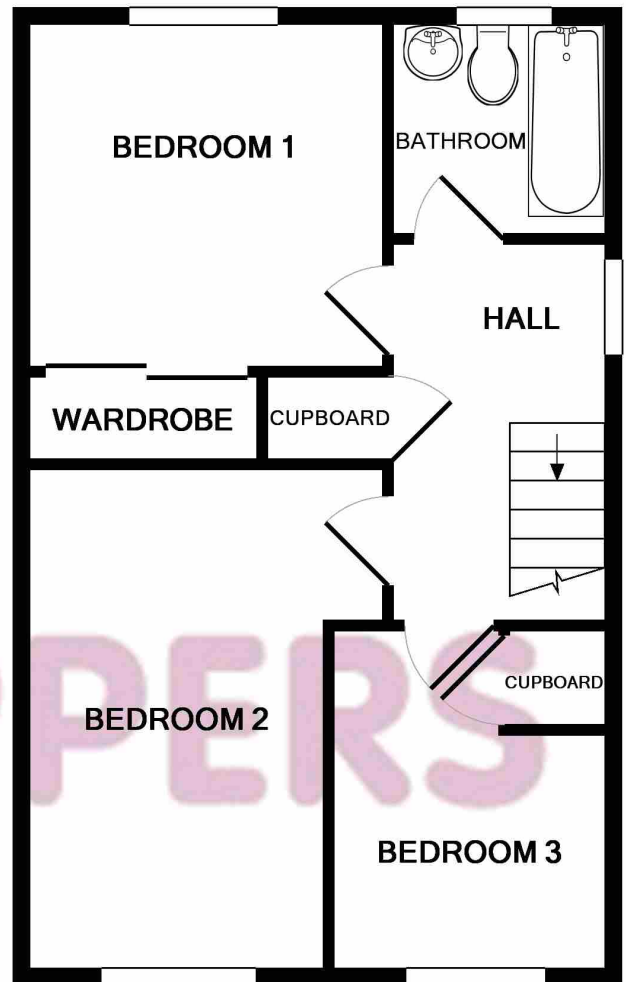


HOPPERS | 8 MAIN STREET | PRESTWICK | KA9 1NX
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GROUND FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



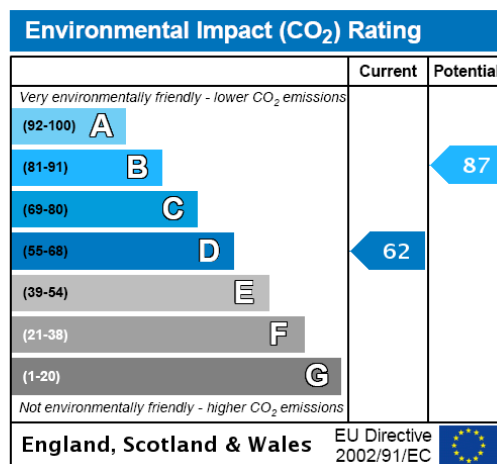
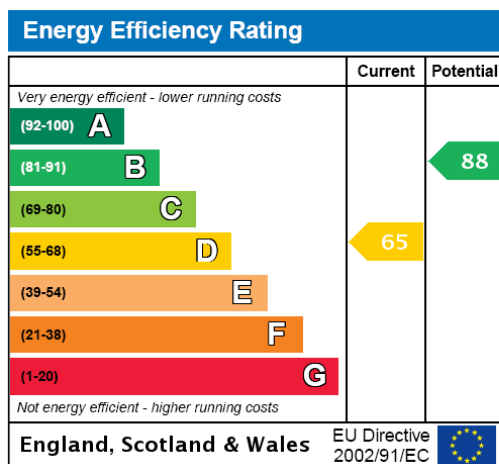
1ST FLOOR
APPROX. FLOOR
AREA 435 SQ.FT.
(40.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 877 SQ.FT. (81.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



****CLOSING DATE FOR OFFERS TUESDAY 30TH OCTOBER 2018 AT 4PM****

51 Forge Road, Ayr, KA8 9NJ

Hoppers Estate Agency are delighted to market with immaculately presented 3 bedroom semi villa in Ayr. Comprising lounge, dining room, kitchen, 3 bedrooms and family bathroom. With front and rear gardens, off street parking, GCH and DG. Viewings highly recommended.

Forge Road is located just off Seaforth Road and is within easy access of Ayr Town Centre, Heathfield Retail Park and Prestwick Town. With good bus links and train stations close by, as well as good local schools.

The property itself is very well presented, and in walk-in condition. The bright lounge at the front of the property is of a good size with neutral, tasteful décor and a front facing bay. Behind this lies the open plan kitchen and dining room at the rear, with space for family dining a large under stair storage cupboard and access to the rear garden. The kitchen boasts modern, tasteful décor and wall and base units offering good storage and worktop space.

On the upper floor are the 3 bedrooms; bedroom one is rear facing with bright and neutral décor; a spacious double with fitted mirrored wardrobes providing good storage space Bedrooms 2 & 3 are both front facing, double and single sized respectively. The third bedroom contains a storage cupboard on entry and is ideally sized as a single bedroom, nursery or study. Also on the upper floor is the bright family bathroom, with white suite comprising toilet, wash-hand basin and bath

EXTERIOR

The property benefits from both front and rear gardens as well as off street parking. The front is a neat lawn with driveway to the side. The private rear is large and beautifully landscaped with a paved area, neat walled lawn and mature hedge surround. The current owners have made the most of the space by adding a garage, summerhouse and storage shed.

DIMENSIONS

Lounge: 12'2x16'11 approx.

Kitchen: 6'7x11'4 approx.

Dining Room: 8'6x11'4 approx.

Bedroom 1: 8'9x9'6 approx.

Bedroom 2: 8'6x12'10 approx.

Bedroom 3: 7'3x9'10 approx.

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Bathroom: 6'6x6'2 approx.

INCLUDED IN SALE

All floor coverings, window blinds and light fittings.

VIEWINGS

Strictly by appointment through Hoppers Estate Agency. Tel: 01292 477788

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